

P2024000031
BK:2024 PG:32-32

FILED IN OFFICE
CLERK OF COURT
02/12/2024 03:39 PM
RITA HARKINS, CLERK
SUPERIOR COURT
LUMPKIN COUNTY, GA

Rita Harkins

3244369685
PARTICIPANT ID

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

~LEGEND~

○ CALCULATED POSITION
● IRON PIN FOUND/SET (IPF/IPS)
○ MONUMENT
C/L CENTERLINE
CTP CRIMPED TOP PIPE
DB DEED BOOK
N/F NOW OR FORMERLY
OIP OPEN TOP PIPE
PB PLAT BOOK
PG PAGE
P/L PROPERTY LINE
☒ TELEPHONE FIBER (TP)
☒ FIRE HYDRANT (FH)
/ WATER METER (WM)
▶ WATER VALVE (WV)
☐ POWER BOX (PBX)
☐ POWER POLE (PP)

RB REBAR
SR SOLID ROD
OCS OUTLET CONTROL STRUCTURE
C/P CORRUGATED PLASTIC PIPE
GI GRATE INLET
DI DROP INLET
SS SANITARY SEWER MANHOLE (SSMH)
LZ LIGHTPOLE
● CLEANOUT
(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
ADJ ADJONER
LAND LOT LINE (L.L.L.)
RIGHT OF WAY (R/W)
FENCE
OHP OVERHEAD POWER

~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA GS18 DUAL FREQUENCY GNSS RECEIVER, USING AN RTK CONNECTION TO AN ON SITE LEICA GS18 BASE STATION. FIELD DATA HAS A RELATIVE POSITIONAL ACCURACY OF 0.1".

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 277,700 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DB 1198 pg 581

PROPERTY OWNERS AS OF SURVEY DATE:
TURNER PROPERTY HOLDINGS, LLC

PARCEL NUMBER: 078 020

~SURVEYOR CERTIFICATION~

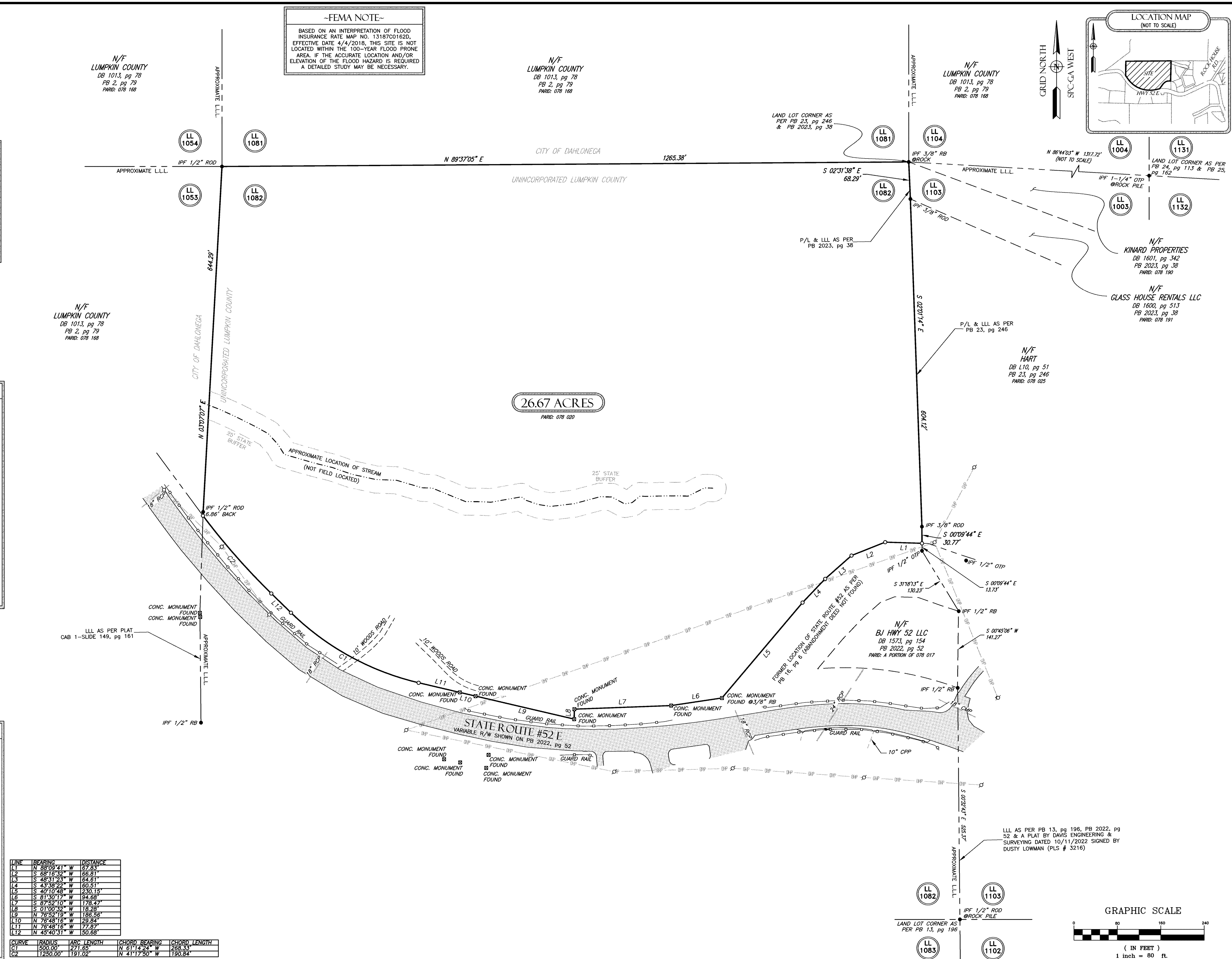
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN
DUSTY L. LOWMAN PLS# 3216

GEORGIA
PROFESSIONAL
LAND SURVEYOR
NO. 3216

LINE	BEARING	DISTANCE
L1	N 85°09'41" W	67.83'
L2	S 68°16'32" W	86.81'
L3	S 48°31'23" W	64.61'
L4	S 43°38'22" W	80.51'
L5	S 40°10'48" W	230.15'
L6	S 81°30'17" W	94.68'
L7	S 87°52'10" W	178.47'
L8	S 01°00'32" W	18.28'
L9	N 76°52'19" W	186.56'
L10	N 76°48'16" W	29.84'
L11	N 76°48'16" W	77.87'
L12	N 45°40'31" W	150.68'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	271.65'	N 61°14'24" W	268.33'
C2	1250.00'	191.02'	N 41°17'50" W	190.84'



PREPARED BY
DES
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SURVEY FOR:
GREG HAYES
LAND LOT 1082
12th DISTRICT, 1ST SECTION
LUMPKIN COUNTY, GEORGIA

DRAWING BY: AM
DRAWING DATE: 2/6/24
FIELD CREW: JM
FIELD DATE: 1/29/24
FILE: 24-040 R